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|-----------------------------------|-------------------|
| <b>Code :</b>                     | 01494             |
| <b>Location :</b>                 | Poreč             |
| <b>House Type :</b>               | In a row house    |
| <b>Building size :</b>            | 97 m <sup>2</sup> |
| <b>Lot size :</b>                 | 50 m <sup>2</sup> |
| <b>Distance from center :</b>     | 2000 m            |
| <b>Distance from sea :</b>        | 1800 m            |
| <b>Number of floors :</b>         | 2                 |
| <b>Number of rooms :</b>          | 4                 |
| <b>Number of bedrooms :</b>       | 3                 |
| <b>Number of bathrooms / WC :</b> | 1 / 1             |
| <b>Number of parking lots :</b>   | 2                 |
| <b>Year of construction :</b>     | 2023              |
| <b>Energy efficiency :</b>        | A                 |
| <b>Balcony :</b>                  | Yes               |
| <b>Internet :</b>                 | Yes               |
| <b>Climate :</b>                  | Yes               |
| <b>Satellite :</b>                | Yes               |
| <b>Heating :</b>                  | Yes               |
| <b>Underfloor heating :</b>       | Yes               |
| <b>Current implemented :</b>      | Yes               |
| <b>Conducted water :</b>          | Yes               |
| <b>Sewage implemented :</b>       | Yes               |
| <b>Asphalted :</b>                | Yes               |
| <b>Building permit :</b>          | Yes               |

**Price :** 300.000 €

A charming terraced house with a small garden is available for sale near the center of Poreč. Out of five houses, only one is still on the market. This two-floor house includes:

**Ground Floor:**

- A covered entrance
- An entrance hallway
- A bathroom with a shower
- A small storage room
- A kitchen
- A spacious living room (25 m<sup>2</sup>) that opens onto a paved terrace through a large glass wall, equipped with electric blinds.

**First Floor:**

- An internal staircase with wooden treads leads up to three bedrooms (8.80 m<sup>2</sup>, 9.00 m<sup>2</sup>, and 14.90 m<sup>2</sup>) and an additional bathroom. Two of the bedrooms have access to their balconies.

The property includes one parking space in a covered carport, prepared for electric vehicle charging. The home is equipped with electric underfloor



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heating controllable via Wi-Fi and individual air conditioning units in each room.

High-quality materials were used throughout: parquet flooring in the bedrooms, large-format tiles in the living area, and excellent insulation with 30 cm Porotherm brick walls and a 10 cm styrofoam facade for optimal energy efficiency.

This modern home combines practical living with elegant design, ideal for year-round living or a vacation escape.